1 ACRE AS DESC IN OR 1160
P358
IN E 1/2 OF NE 1/4

BRICE FRANK & ALLANA
428 OTTER CREEK RD
SOPCHOPPY, FL 32358

2024

10-5S-02W-000-02765-000

BUILDING CHARACTERISTICS

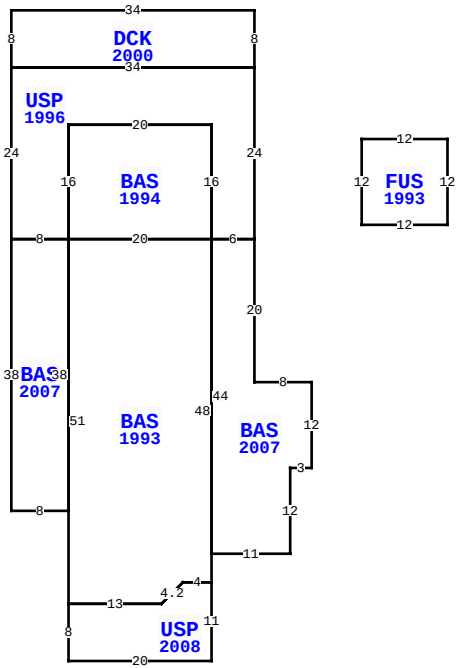
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Heating Type	02	CONVECTION 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 02
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,004	100	1993	1,004	29,510
BAS	320	100	1994	320	9,406
BAS	304	100	2007	304	8,935
BAS	420	100	2007	420	12,345
DCK	272	10	2000	27	794
FUS	144	100	1993	144	4,232
USP	496	40	1996	198	5,820
USP	177	40	2008	71	2,087
TOTALS	3,137			2,488	73,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	77.3500	73.48	182,818	1945	1963	0	0	0	60.00	40.00

1 SINGLE FAM 100% - 0 Heated Area: 2192 HX Base Yr



428 OTTER CREEK RD, SOPCHOPPY

BLD DATE	03/27/2019	MMSS	LGL DATE	03/27/2019	MMSS
XF DATE	03/27/2019	MMSS	LAND DATE		
INC DATE			AG DATE		

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	OPEN SHED	0	100	40	16	640.00	SF	4.00	4.00	100	1960	1960	3	20	512	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		73,127
TOTAL MARKET OB/XF VALUE		512
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		81,139
SOH/AGL Deduction		60,107
ASSESSED VALUE		21,032
TOTAL EXEMPTION VALUE	HX HB	21,032
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		81,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,901

MM 5YR CK 9/14/23; DEMO XFOBS; PU AS WRKSHP ON 027

DESC IN OR 1160 P358

TO 02765-002, PRCL 02765-000 LEFT W/1 ACRE

S/O 6.53 ACRES TO 02765-001 AND 5.68 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/0358	7/20/2020	QC	U	I	11	100
GRANTOR: BRICE ALLANA & FRANK						
GRANTEE: BRICE FRANK & ALANA						
0442/0016	4/25/2002	QC	U	I		100
GRANTOR: BRICE ALLANA R M LON						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2000] W34 S8 E34 USP=[YR=1996] W34 S24 E8 N16 E20 S16 BAS=[YR=1994] N16 W20 S16 E20$ BAS=[YR=1993] W20 BAS=[YR=2007] W8 S38 E8 N38$ S51 E13 R3 U3 E4 USP=[YR=2008] W4 L3 D3 W13 S8 E20 N11$ N48$ BAS=[YR=2007] S44 E11 N12 E3 N12 W8 N20 W6$ E6 N24$ PTR=E15 S10 FUS=[YR=1993] S12 E12 N12 W12$ N10 W15$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 512

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 09/14/2023 BY MMLH Total Acres: 1.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/13/2026 BY SYS